

CLAIMS:

1. A building structure comprising:
a support module; and
a plurality of enclosed room modules, each room module being independently attachable to and cantilevered from the support module.
2. A building structure according to Claim 1, wherein the support module supports one room module adjacent another, the room modules being horizontally spaced apart from one another.
3. A building structure according to any preceding claim, wherein each room module is spaced apart from the or each adjoining room module.
4. A building structure according to any preceding claim, wherein a cladding is provided around the building structure.
5. A building structure according to Claim 4, wherein the cladding is attached to and supported by a foundation.
6. A building structure according to Claim 5, wherein the foundation is formed from more than one element.
7. A building structure according to any one of Claims 4 to 6, wherein the cladding is attached to and supported by a roof structure.
8. A building structure according to any one of Claims 4 to 7, wherein the cladding is attached to and supported by at least one room module.

9. A building structure according to any one of Claims 4 to 8, wherein the cladding comprises a plurality of demountable panels.

10. A building structure according to any preceding claim, wherein the support module supports a roof structure which covers the support module and each room module, the roof structure being spaced apart from the or each adjoining room module.

11. A building structure according to Claim 10, wherein the roof structure includes a room module.

12. A building structure according to any preceding claim, wherein a foundation structure underlies the support module, the foundation structure being spaced apart from the or each adjoining room module.

13. A building structure according to Claim 12, wherein the foundation structure has a main portion upon which the support module sits and one or more stabilising portions extending from the main portion.

14. A building structure according to Claim 13, wherein the main portion is a foundation slab.

15. A building structure according to Claim 14, wherein the or each stabilising portion underlies one or more room modules and is spaced apart from the or each adjoining room module.

16. A building structure according to Claim 15, wherein the stabilising portion comprises a frame of foundation material having an outer perimeter, the centre of the frame being a void.

17. A building structure according to any one of Claims 12 to 16, wherein the foundation structure is manufactured as a precast concrete structure.

18. A building structure according to any one of Claims 12 to 17, wherein one or more piles extend from the foundation structure into the underlying ground.

19. A building structure according to any preceding claim, wherein a room module is formed from panels which are linked together without a supporting frame.

20. A building structure according to any one of Claims 1 to 18, wherein a room module comprises a chassis defining a volume, the chassis having attachment means to co-operate with corresponding attachment means provided on a chassis of the support module.

21. A building structure according to Claim 20, wherein panels are provided between the members of the chassis to provide side walls, a floor and a ceiling.

22. A building structure according to Claim 20 or 21, wherein the chassis is constructed from one or more upper and lower members connected rigidly by upright members but not braced by diagonal members, the rigidity of the chassis being secured by rigidity at the chassis joints.

23. A building structure according to any preceding claim, wherein a room module includes one or more internal partitions to define one or more rooms in each room module.

24. A building structure according to any preceding claim, wherein a room module includes at least one door aperture.

25. A building structure according to any preceding claim, wherein a room module includes at least one window aperture.

26. A building structure according to any preceding claim, wherein the support module comprises a load bearing chassis having attachment means to co-operate with corresponding attachment means provided on a chassis of a room module.

27. A building structure according to Claim 26, wherein the attachment means on the support module comprises an array of spaced apart attachment locations provided along a chassis member of the support module, each of which attachment locations is suitable for co-operation with and attachment to corresponding attachment means provided on a chassis of a room module, the position of attachment of the room module with respect to the support module being variable by attaching the room module at different locations along the chassis member of the support module.

28. A building structure according to any one of Claims 21, 27 or 28, wherein the attachment means comprise a plurality of holes formed in the chassis of the support module and the room module, the holes being alignable to receive therethrough a locking bolt to secure the room module to the support module.

29. A building structure according to any preceding claim, wherein the support module includes a circulation passage having access to each room module attached thereto.

30. A building structure according to any preceding claim, wherein a further support module is attachable on top of the support module to provide a further storey to the building structure.

31. A building structure according to any preceding claim, wherein a further support module is attachable adjacent the support module to provide a plurality of support members in side by side engagement.

32. A building structure according to any preceding claim, wherein the services for the building are principally routed through the support module, thereby facilitating the connection of services to each room module attached to or attachable to the support module.

33. A building structure according to Claim 32, wherein each room module has services fitted in preparation for connection to corresponding services on the support module.

34. A building structure according to any preceding claim, wherein the or each support module has demountable wall panels, the wall panels being blank panels for walls of the support module which do not require an aperture therein and wall panels having an aperture therein for walls of the support module which do require an aperture therein, an aperture in a wall panel of the support module being alignable with an aperture in a wall panel of a room module.

35. An enclosed room module for independent cantilevered attachment to a support module.

36. A method of building a building structure comprising the steps of:
presenting a plurality of enclosed room modules for independent
cantilevered attachment to a support module; and
attaching each room module to the support module for support thereby.
37. A method according to Claim 36, wherein the step of attaching each
room module to the support module comprises the steps of:
attaching one or more guide rails to the support module;
locating the room module on the guide rail;
driving the room module along the guide rail into engagement with the
support module; and
attaching the room module to the support module.
38. A method according to Claim 36, wherein the step of attaching each
room module to the support module comprises the steps of:
attaching one or more guide rails to the support module;
locating the room module on the guide rail;
detaching the room module from the support module; and
driving the room module along the guide rail away from the support
module.
39. A kit for building a building structure, comprising:
a support module; and
a plurality of enclosed room modules, each room module being
independently attachable to the support module such that it is cantilevered
therefrom.

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